**City of Eugene**
**Planning & Development**
**Building and Permit Services**
**Date: 11/29/2026**

# Permit Number: 25-04542-01

**Address: 1203 WILLAMETTE ST, UNIT 110**

## Project Description: Expand seating area and kitchen into adjacent tenant space

| | | | |
|---|---|---|---|
| **Application Type:** | Commercial | **Status:** | Issued |
| **Scope of Work:** | Alter/Remodel | **Zoning:** | Major Commercial District |
| **Map:** | 17-03-31-41 | **Tax Lot:** | 15400 |
| **Subdivision:** | | **Addition:** | |
| **Lot:** | | **Block:** | |
| **Date Received:** | 07/08/25 | **# Bedrooms:** | 0 |
| **Commitment Date:** | 07/09/25 | **# Dwelling Units:** | 0 |
| **Ready to issue as of:** | 09/23/25 | **In Flood Plain:** | |
| **Project Coordinator:** | Catherine R Allen | **Phone:** | 541-682-6381 |
| | | **Sign Standards:** | |

## BUILDING CHARACTERISTICS

**Construction Types:** 5BS

**Construction Type Comments:**

**OccupancyTypes:** A2

**Occupancy Type Comments:**

**Occupancy Load:** 68

**Separated Building:** N/A

**Fire Sprinklers:** Yes Required

**Fire Alarms:** N/A

**Building Area:** 0

**Number of Stories:** 0

**Comment:** no new area

**Floor Areas (sq ft):**

| Floor | Existing Floor Area | New Floor Area | Total Area |
|---|---|---|---|

***Existing floor area may not be shown.***

## CONTRACTOR DATA

| Type | Contractor |
|---|---|
| Building | HEDLUND CONSTRUCTION COMPANY |
| Plumbing | TWIN RIVERS PLUMBING INC |
| Primary Contact | BROPHY ELIZABETH |

## PLAN REVIEW SUMMARY

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact CRAllen at 541-682-6381 or send email to Catherine.R.Allen@ci.eugene.or.us. Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

*Status Definitions*

Pending = Review has not been started

Review = Under review

Waiting = Review for individual review has been completed, waiting for a response

External Wait = All reviews for project have been completed, waiting for a response
Approved = Review has been approved
Information = Information only, review not approved
Denied = Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, CRAllen, at Catherine.R.Allen@ci.eugene.or.us or by phone at 541-682-6381.

| Plan Review | Status | Review Completion Date |
|---|---|---|
| Project Coordination, Application Submittal | Approved | 07/09/25 |
| Post Issuance Coord, Post Issuance SI | Approved | 07/25/25 |
| Deferred Coordination, Deferred Submittal | Approved | 10/15/25 |
| Building, Application Submittal | Approved | 07/09/25 |
| Building, Deferred Submittal | Approved | 10/15/25 |
| Structural, Application Submittal | Information | 07/09/25 |
| Mechanical, Application Submittal | Information | 07/09/25 |
| Electrical, Application Submittal | Information | 07/09/25 |
| Plumbing, Application Submittal | Information | 07/09/25 |
| Plumbing, Deferred Submittal | Information | 09/22/25 |
| Zoning, Application Submittal | Information | 07/09/25 |
| SDC, Application Submittal | Approved | 07/09/25 |
| SDC, Post Issuance SI | Information | 07/25/25 |

## PERMITS AND INSPECTIONS

| Permit Type | Status | Issued Date | Expiration Date | Completion Date | |
|---|---|---|---|---|---|
| **Building** | **Finished** | **07/28/25** | **10/15/26** | **10/21/25** | |
| **Inspection** | **Result** | **Inspected** | **Inspector** | **Comment** | |
| 118 Framing | Approved | 10/14/25 | FKamroyev | | |
| 143 Fire Regulation | Approved | 10/13/25 | KAHaggas | | |
| 160 Emerg Egress Light | Approved | 10/14/25 | FKamroyev | | |
| 199 Final Building | Approved | 10/20/25 | FKamroyev | | |
| **Fire** | **Finished** | **07/28/25** | **10/15/26** | **10/21/25** | |
| **Inspection** | **Result** | **Inspected** | **Inspector** | **Comment** | |
| 849 Final Fire | Approved | 10/13/25 | KAHaggas | | |
| **Plumbing** | **Finished** | **09/23/25** | **10/15/26** | **10/21/25** | |
| **Inspection** | **Result** | **Inspected** | **Inspector** | **Comment** | |
| 318 Under Floor Plumb | Approved | 10/13/25 | SEKelley | | |
| 320 Rough Plumbing | Approved | 10/13/25 | SEKelley | | |
| 399 Final Plumbing | Approved | 10/20/25 | SEKelley | Received photos of corrections. | |

**To request an inspection go to** https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin**.**
**For more information call 541-682-5283.**

## FEES

| Fees | Total Due | Amount Paid | Paid Date | Amount Due |
|---|---|---|---|---|
| **Application** | $0.00 | $0.00 | | $0.00 |
| Miscellaneous Admin, State | $0.00 | $0.00 | | $0.00 |
| **Building** | $1,530.03 | $1,530.03 | | $0.00 |
| Building Plan Check per Applicant Value | $402.90 | $402.90 | 07/28/25 | $0.00 |

| | | | | |
|---|---|---|---|---|
| Supplemental Plan Review, Bldg | $34.50 | $34.50 | 10/15/25 | $0.00 |
| Fire/Life Safety Plan Check | $247.94 | $247.94 | 07/28/25 | $0.00 |
| Building Permit Fee per Bldg Div Value | $619.84 | $619.84 | 07/28/25 | $0.00 |
| State Surcharge, Structural | $81.28 | $81.28 | 07/28/25 | $0.00 |
| Building Technology Admin Fee, Local | $25.41 | $25.41 | 07/28/25 | $0.00 |
| Building Technology Admin Fee, Local | $0.69 | $0.69 | 10/15/25 | $0.00 |
| Building Plan Check Admin | $58.58 | $58.58 | 07/28/25 | $0.00 |
| Building Plan Check Admin | $3.10 | $3.10 | 10/15/25 | $0.00 |
| Building Admin Fee, State | $55.79 | $55.79 | 07/28/25 | $0.00 |
| Building Admin Fee, State | $0.00 | $0.00 | | $0.00 |
| **Fire** | $173.16 | $173.16 | | $0.00 |
| Fire Plan Check | $156.00 | $156.00 | 07/28/25 | $0.00 |
| Fire Technology Admin Fee, Local | $3.12 | $3.12 | 07/28/25 | $0.00 |
| Fire Plan Check Admin | $14.04 | $14.04 | 07/28/25 | $0.00 |
| **Plumbing** | $247.61 | $247.61 | | $0.00 |
| Plumbing Fixtures | $171.00 | $171.00 | 09/22/25 | $0.00 |
| Removal, Abandonment, Cap of Fixture | $28.50 | $28.50 | 09/22/25 | $0.00 |
| State Surcharge, Plumbing | $26.16 | $26.16 | 09/22/25 | $0.00 |
| Plumbing Technology Admin Fee, Local | $3.99 | $3.99 | 09/22/25 | $0.00 |
| Plumbing Plan Check Admin | $0.00 | $0.00 | | $0.00 |
| Plumbing Admin Fee, State | $17.96 | $17.96 | 09/22/25 | $0.00 |
| **SDC** | $991.32 | $991.32 | | $0.00 |
| **Total All Fees** | $2,942.12 | $2,942.12 | | $0.00 |

**System Development Charges By System**

| SDC Fees | Total Due | Amount Paid | Paid Date | Amount Due |
|---|---|---|---|---|
| **City SDC Admin** | $80.00 | $80.00 | | $0.00 |
| SDC City Admin | $80.00 | $80.00 | 07/28/25 | $0.00 |
| **City Wastewater** | $911.32 | $911.32 | | $0.00 |
| Drinking Establishment | $911.32 | $911.32 | 07/28/25 | $0.00 |
| **Total All SDC Fees** | $991.32 | $991.32 | | $0.00 |